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INTERIM DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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## AGENDA

### HISTORIC SITE BOARD

### September 17, 2007

### Final

*NOTE: Final agenda will be posted on the HSB web site the Friday prior to each meeting date. Action items will not be changed; however other items, including discussion items, may change or be added. HSB web site:*

<http://www.co.san-diego.ca.us/dplu/Resource/4~historic/4~historic.html>

#### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- Excused Absences

##### **B. Conflict of Interest Declaration**

##### **C. Approval of August 20, 2007 Board Minutes**

##### **D. Reports:**

- Valley Center California Dept. of Forestry (CDF) Fire Station
- HSB roll in DPLU discretionary projects – report on subcommittee meeting

##### **E. Announcements**

- San Diego County Archaeological Society, Tuesday September 25, 2007, 7:30 pm at Los Peñasquitos Ranch Adobe. September's program (two speakers): "Overview of San Diego County Archaeology", presented by: Dennis Gallegos, President, Gallegos & Associates by: Dennis Gallegos, President, Gallegos & Associates; and "Ethnohistory on the Border: The Prehispanic and Hispanic Periods", presented by Richard L. Carrico, Jones & Stokes.
- Cabrillo Festival: 44<sup>th</sup> Annual: Saturday/Sunday September 29, 30, 2007 (handout available)

- San Diego Archaeological Center Saturday October 6, 2007, 4 to 8pm; the Center is hosting the Excellence in Archaeology Celebration and Awards Ceremony. In addition to fine food, drinks, entertainment, and silent auction will be a behind-the-scene tour of the center. Families are welcome.
- San Diego Archaeological Center Second Saturday Visiting Scholar Series Saturday, October 13, 2007, 11:00 AM-1PM: "History on the Rocks: the Story of 160 Acres in the San Pasqual Valley" presented by Kathleen Dickey
- National Preservation Institute: In San Diego: October 17-19, 2007: Section 106: An Introduction".
- California Indian Conference October 26-27, 2007; UC Davis

## **ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS**

### **A. Public Comment – Non-agenda items**

- B. County Department of Parks and Recreation Update:** Dr. Lynne Newell Christenson: County Parks has a variety of projects to present to the HSB:
- Parks has hired a consultant to do a HSR on the Boat House at Lindo Lake
  - Parks has a signed contract from the CCHE grant to do an HSR on the Bancroft Rock House
  - The Felicita NR nomination was passed by the State Historic Resources Commission and sent to the Keeper
  - Parks should begin reroofing the Whaley House this week
  - OHP was in San Diego to meet with Parks regarding the NR nomination for Camp Lockett.

### **C. Presentation – No presentation planned for September**

## **ACTION ITEMS**

### **ITEM 3 – ARTHUR & LILLIAN GAYNES RESIDENCE: MAA 07-006**

**Location:** 9411 Lavell Street, La Mesa, Valle de Oro Community Planning Group  
**Supervisor District:** 2 – Dianne Jacob

**Description:** The Arthur & Lillian Gaynes residence is a 1936 Cliff May California Rancheria situated on a 1.32-acre lot on the western slope of Mount helix. This resource appears to be consistent with the criteria of Section V(b) (3) of the San Diego County Register of Historical Resources that defines a resource as significant if it "embodies the distinctive characterizes of ... an important creative individual or possesses high artistic value", because it represents the early work of well-know architect Cliff May.

**Today's Action:** Recommend placement of Arthur & Lillian Gaynes Residence on the Local Register of Historic Resources and recommend approval for participation in the Mills Act Contract.

**Staff Recommendation:** Recommend placement of this house, on lot APN 495-401-13-00, on the Local Register of Historic Resources as Landmark Number 2007-006 and recommend approval for participation in the Mills Act contract. Staff finds this resource to be significant under County's Local Register of Historical Resources Ordinance 9493 under Criteria V (b) (3), that defines a resource as significant if it "embodies the distinctive characteristics an important creative individual

or possesses high artistic value”, because it represents the early work of well-known architect Cliff May. This residence appears to meet all of these criteria.

#### **ITEM 4 – U.S. GRANT, JR. RESIDENCE: HISTORIC DESIGNATION - MAA 07-005**

**Location:** 5771 Sweetwater Road; Sweetwater Community Planning Group  
**Supervisor District:** 1 – Greg Cox

**Description:** The U.S. Grant Jr. House was included in the Carriage Hill project approved in February 2006. Pursuant to the Local Register of Historical Resources Ordinance 9493 Section IV (a) (1) “Historical resources to be listed automatically in the Local Register include...sites previously designated as Historic/Archaeological landmarks through the application of the “H” designator”. A rezone for an “H” Special Area Designator to protect the Grant House and surrounding landscape was approved; in addition, the Grant House has been determined to be eligible for the National Register. Therefore, the house is now also eligible for listing as a County Historic Resources and for participation in the Mills Act.

**Today’s Action:** Recommend approval to add this resource to the Local Register of Historic Places to the Director of the Department of Planning and Land Use.

**Staff Recommendation:** Staff recommend placement of the U.S. Grant, Jr. Residence on the Local Register of Historical Resources as Landmark Number 2007-005 and for participation in the Mills Act contract. Staff finds this resource to be significant under County’s Local Register of Historical Resources Ordinance 9493 under Criteria V (b) (1): the resource is associated with events that have made a significant contribution to the broad patterns of San Diego County’s history and cultural heritage (association with the lifestyles of the wealthy in Victorian turn-of-the century San Diego), and under Criteria V (b)(2): the resource is associated with the lives of persons important to San Diego County’s history and cultural heritage (U.S. Grant, Jr.).

#### **ITEM 5 – U.S. GRANT, JR. RESIDENCE: SITE PLAN WAIVER**

**Location:** 5771 Sweetwater Road; Sweetwater Community Planning Group  
**Supervisor District:** 1 – Greg Cox

**Description:** An application for a minor deviation to Tentative Map TM 5355 and Major Use Permit P 04-002 has been submitted to the Department of Planning and Land Use for several changes to the original Carriage Hill project, approved in February 2006. The U.S. Grant Jr. House was included in this project. Some of the proposed changes affect the area within the “H” designator and a site plan is required pursuant to Zoning Ordinance 5709a; the changes proposed to the area within the “H” designator include a wider access driveway, a revised turnaround in front of the Grant House, and enhanced landscaping and gardening. The applicant would like to waive the site plan requirement for these changes (Zoning Ordinance 5710a). The landscape plan is required by the Resolution of Approval (February 2006) Section A. 10. c.

**Today’s Action:** Discuss the proposed Minor Deviation changes within the “H” designated area and make a recommendation to the Director of Planning and Land Use and recommend action on the Request for Site Plan Waiver.

**Staff Recommendation:** Staff does not have a recommendation to propose to Board on the Site Plan Waiver.

**ITEM 6: LANDMARKING APPLICATION REQUIREMENTS, REVISION**

**Description:** The HSB approved the document: “*San Diego County Historic Site Board Information Required for Landmarking Applications*” in 2006. Revisions are proposed to improve and streamline the process. Staff would like to propose an attachment that includes information required at the Zoning counter for submission.

**ITEM 7: NATIONAL REGISTER OF HISTORIC PLACES (NRHP), DRAFT REVIEW PROCEDURES**

**Description:** One function of the HSB is to review applications for nominations to the NRHP. Draft procedures have been developed for the review of these nominations by the HSB. The Board is scheduled to approve these procedures.

**ITEM 8: ARCHAEOLOGICAL SITE VISIT POLICY:**

**Description:** This policy has been drafted to guide Historic Site Board members when visits to confidential archaeological sites are required. The Board has reviewed these procedures prior to the previous meeting. The Board can vote to approve this policy.

**DISCUSSION ITEMS**

**ITEM 9 – DEPARTMENT OF PLANNING AND LAND USE DISCRETIONARY ITEMS**

**Description:** Continued discussion of determining the threshold at which DPLU discretionary projects should be brought to the HSB for action and comment.

**ITEM 10– FUTURE AGENDA ITEMS**

- Next meeting will take place on Monday, October 15, 2007 (third Monday)
- Whaley House Porch replacement project (tentative); County Parks
- Glen Abbey Memorial Park:: "H" Special Area Designation (Rezone Application) for November

**ITEM 11– ADJOURNMENT**

REFER TO FOLLOWING ATTACHMENTS FOR ITEMS 7 AND 8:

ATTACHMENT FOR ITEM 7:

**SAN DIEGO COUNTY HISTORIC SITE BOARD  
NRHP NOMINATION REVIEW PROCEDURE  
Draft 2 – 7/6/07**

**BACKGROUND**

As a Certified Local Government (CLG), the Historic Site Board (HSB) is provided the opportunity to review and comment upon nominations to the National Register of Historic Places (NRHP) for resources within San Diego County. The California Office of Historic Preservation (OHP) forwards those nominations to HSB staff.

The HSB may choose to recommend the listing on the NRHP, to recommend against listing, or to take no position on the nomination. Comments may also be provided.

**PROCEDURE**

Staff will advise the Chair and Vice Chair of the HSB immediately upon receipt of the documents for a proposed NRHP nomination, and will docket the item for the next meeting for which adequate legal notice can be provided. Staff will provide copies of the documentation package and distribute one copy to each HSB member as soon as possible, for review prior to the meeting. Staff will notify the property owner, the individual or organization that prepared the nomination, and the appropriate community planning group of the date and time of the HSB hearing on the nomination. Other individuals and groups may also be notified, as staff and the HSB Chair and Vice Chair are aware and deem appropriate.

While not required, HSB members are urged to visit the resource prior to the meeting at which the nomination is to be reviewed.

No additional copies of the nomination will be made for distribution at the scheduled meeting if the nomination includes sensitive information that is not intended for public review.

At the meeting, the HSB Chair will announce the topic. Staff will then make a presentation on the nomination, including the reason the nomination is being heard, the options available to the HSB, and any recommendation staff may have on the nomination.

The Chair will then announce the order in which testimony will be received, and the time permitted each presenter. Greater time may be allotted to the person or organization preparing the nomination, and the principal person or organization opposing the nomination. If the property owner is neither of these, he/she will be afforded the opportunity to speak first and for the same period of time.

Following these initial presentations, the Chair will sequentially call others who have requested the opportunity to speak on the nomination.

Rebuttal time may be permitted, at the option of the Chair.

HSB members may seek clarification of issues before the Board, following which the Board will decide whether to close the hearing or continue it to a subsequent meeting, if the deadline for response to OHP permits a continuance. If the decision is made to close the hearing, no further public testimony will be permitted.

After closing the hearing, the HSB will do one or more of the following:

- a) Move to act on the nomination, followed by discussion and deliberation, then voting on the motion; or
- b) Re-open the hearing with or without further discussion; or
- c) Re-open the hearing and continue it to a date certain; or
- d) Postpone the decision to a date certain.

When the HSB has reached a decision on the nomination, staff will draft a letter notifying OHP of that decision, for signing by the Chair.

ATTACHMENT FOR ITEM 8:

**SAN DIEGO COUNTY HISTORIC SITE BOARD  
ARCHAEOLOGICAL AND NATIVE AMERICAN SACRED SITE  
SITE INFORMATION AND VISIT POLICY  
Draft 3 – 7/6/07**

**BACKGROUND**

Archaeological site and Native American sacred site locations and related site information are considered sensitive and disclosure of that information is, by law (California Government Code Section 6254 and County Guidelines), significantly restricted. Consequently, participation in visits to archaeological sites and Native American sacred sites that are under consideration by the Historic Site Board (HSB) must be limited, and material provided must be properly treated. Sensitive documentation is required by the County to be in a separate Confidential appendix that is labeled “Not for Public Review”. The main body of a report documenting the survey and/or testing of an archaeological site is not sensitive information.

The purpose of this policy is to provide guidance on these matters.

**POLICY**

When visiting archaeological sites in the course of their duties, HSB members must always treat the site and occasion with respect to the persons and cultures the sites represent.

To ensure protection of sensitive archaeological site information, including but not limited to site locations, Historic Site Board members may not be accompanied on archaeological site visits by their friends, spouses, significant others, or any other persons unless such persons would otherwise be entitled to access that information (i.e., meet the Secretary of the Interior’s Standards, are on the County’s list of approved archaeological consultants, or are a member of the group culturally-affiliated with the site). HSB staff will advise if this restriction can be eased for a specific site.

Since the information provided to HSB members by staff in support of consideration of archaeological site nominations and/or reviews is likely to contain sensitive information, it is the responsibility of each HSB member to treat electronic and paper documents knowledgeably, in order to avoid deliberate or accidental disclosure of that information. It is recommended that paper documents be returned to HSB staff, and electronic documents be deleted, when they are no longer needed. Any requests for copies of the information are to be referred to HSB staff, who will determine whether or not it should be provided to the requester.

Photos taken by HSB members during site visits must also be treated in a manner appropriate to their content. Advice on this can be obtained during the site visit.